

**Lot 30, Wheatsheaf Cottage, 2 Park Road, Stanwell, Nr Heathrow,  
Greater London TW19 7PB**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Residential Investment

- Two Room Semi-Detached House
- Attractive Village Location Approx 1.5 miles from London Heathrow Airport
- Total Site Area of 120 sq m (1,290 sq ft)
- May Suit Alternative Uses with Potential to Extend (Subject to Consents)

**Auction** 17/Feb/2022  
**Lot** 30

**Status** Available  
**Vacant Possession**

**Auction Venue** Live Streamed Auction  
**Sector** Residential

### Location

**Miles** 15 miles west of Central London  
**Roads** A308, A313, A30  
**Rail** Heathrow Terminal 5 (Piccadilly Line), Hatton Cross (Piccadilly Line), Staines-upon-Thames Train Station  
**Air** London Heathrow Airport

### Situation

Stanwell is a popular predominantly residential town situated immediately south of Heathrow Airport and 15 miles west of Central London. The property is situated on the south side of Park Road (B378) at its junction of High Street and Town Lane.

### Tenure

Freehold.

### Description

The property comprises a semi-detached residential cottage with a single storey rear extension and a garden to the rear and the side of the property. Internally the ground floor comprises an open plan kitchen diner, with a bedroom and shower room on the first floor. The property may benefit from additional development potential to the side, subject to consents.

### VAT

VAT is not applicable to this lot.

### Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

### EPC

Band C see legal pack

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground First	Kitchen Diner, Bedroom, Shower Room	35.00 sq m 20.00 sq m	(376 sq ft) (215 sq ft)	VACANT POSSESSION
<b>Total</b>		<b>55.00 sq m</b>	<b>(591 sq ft)</b>	

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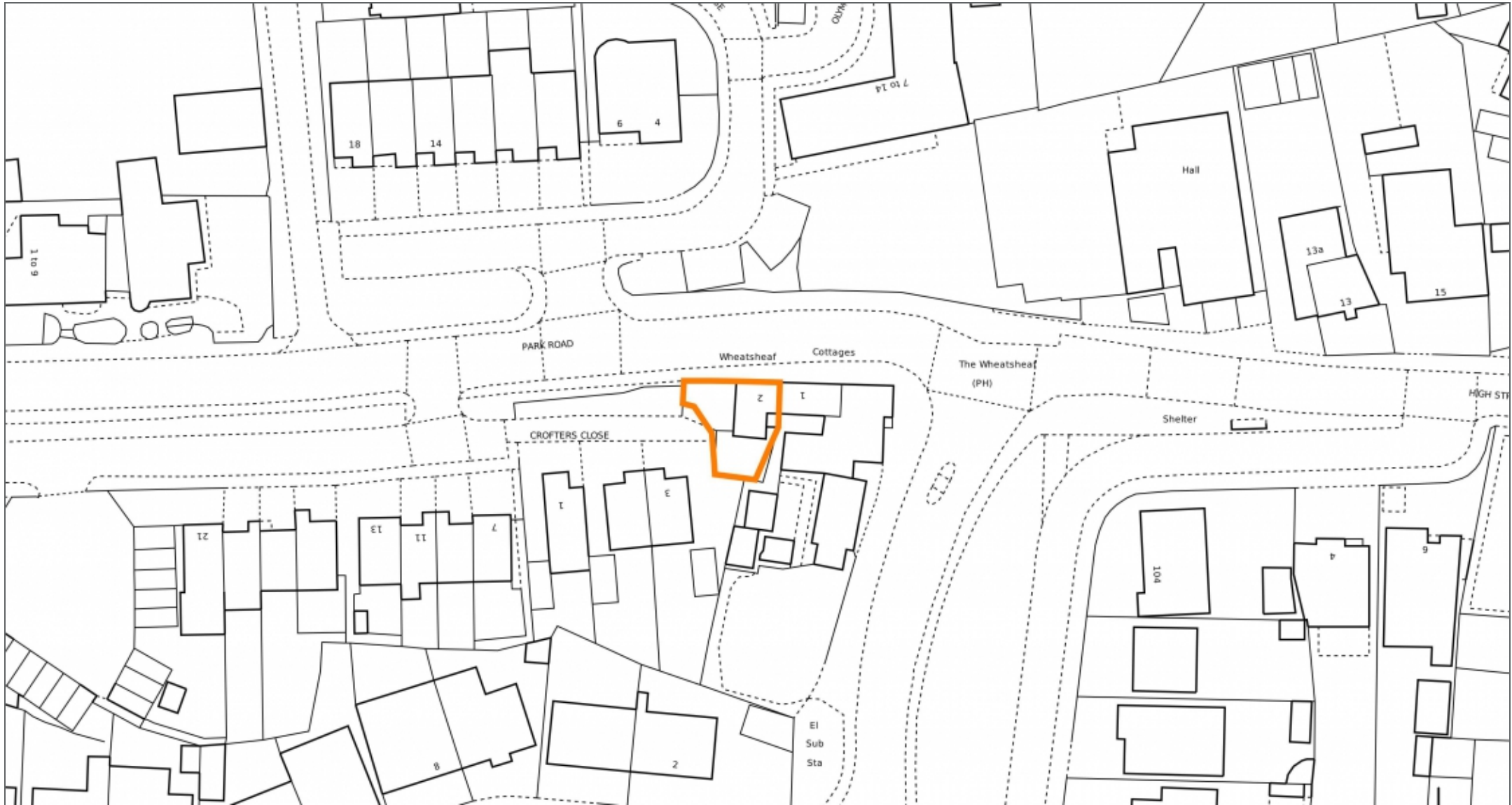
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## Contacts

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